

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARDSON, husband and wife

ROCKLAND B. RICHARDSON and DOLORES D.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN L. TRAMEL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 89 feet of Lot 14 in Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 25 feet thereof; ALSO EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes.

SUBJECT TO:

- 1. Assessments, if any, due to the City of Klamath Falls, for water use.
- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the Enterprise Irrigation District.
- 4. Reservations and restrictions as contained in Deed recorded September 31, 1937 in Volume 111, page 461, Records of Klamath County, Oregon.

- OVER -  
(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as state above and on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. However, the actual consideration consists of the sum of \$15,000.00, less the sum of \$15,000.00, which is the sum of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of January, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
BILL BENCE  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
VENTURA COUNTY  
My Commission Expires Aug. 12, 1980

STATE OF OREGON, CALIF. ) ss.  
County of VENTURA )  
JAN 21, 1980

Personally appeared the above named ROCKLAND B. RICHARDSON & DOLORES D. RICHARDSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Bill Bence  
(OFFICIAL SEAL)  
Notary Public for Oregon VENTURA COUNTY  
My commission expires: 8/12/80 CALIF.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Mr. and Mrs. Rockland B. Richardson  
3921 1/2 Ocean Drive  
Oxnard, CA

Alan L. Tramel  
1130 Fortola,  
Ventura, CA 93003

After recording return to:  
MYC - Kristi

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
William Franklin Caldwell  
P.O. Box 1152  
Happy Camp, CA. 96039

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/roll number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

- CONTINUED FROM THE REVERSE SIDE OF THIS DEED -

5. Real Estate Contract, including the terms and provisions thereof,  
Dated: June 6, 1979  
Recorded: June 8, 1979  
Volume: M79, page 13477, Microfilm Records of Klamath County, Oregon  
Vendor: Richard B. and Dolores D. Richardson, husband and wife  
Vendee: William Franklin Caldwell

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
on the 28th day of April A. D. 1980 at 2:33 o'clock P M., and  
is recorded in Vol. M80, of Deeds on Page 7850

Fee \$7.00  
By Wm D. MILNE, County Clerk  
Bennethand Hetch